001.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,075,100 / 1,075,100
					USE VALUE:	1,075,100 / 1,075,100
					ASSESSED:	1,075,100 / 1,075,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98	-100	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AIELLO ROBERT B & LINDA M
Owner 2:	
Owner 3:	
Street 1:	106 PROSPECT ST
Street 2:	
Twn/City:	READING
St/Prov:	MA
Cntry	
Own Occ:	N
Postal:	01867
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1907, having primarily Vinyl Exterior and 4431 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5384.000	650,100	6,300	418,700	1,075,100
Total Card	0.124	650,100	6,300	418,700	1,075,100
Total Parcel	0.124	650,100	6,300	418,700	1,075,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 242.63 | /Parcel: 242.63

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37
GIS Ref	
GIS Ref	
Insp Date	08/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	650,100	6300	5,384.	418,700	1,075,100		Year end	12/23/2021
2021	111	FV	650,100	6300	5,384.	418,700	1,075,100		Year End Roll	12/10/2020
2020	111	FV	615,800	6300	5,384.	418,700	1,040,800	1,040,800	Year End Roll	12/18/2019
2019	111	FV	533,700	6300	5,384.	444,900	984,900	984,900	Year End Roll	1/3/2019
2018	111	FV	513,500	6300	5,384.	324,500	844,300	844,300	Year End Roll	12/20/2017
2017	111	FV	481,500	6300	5,384.	282,600	770,400	770,400	Year End Roll	1/3/2017
2016	111	FV	481,500	6300	5,384.	240,700	728,500	728,500	Year End	1/4/2016
2015	111	FV	441,300	6300	5,384.	235,500	683,100	683,100	Year End Roll	12/11/2014

!2!

PRINT

Date	Time
12/29/21	17:52:12

LAST REV

Date	Time
10/09/19	16:44:01
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12239-513		7/1/1978		122,000	No	No		Y

USER DEFINED

Prior Id # 1:	37
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2016	560	Siding	38,000					VINYL SIDING
4/11/2014	349	Re-Roof	8,600					
11/26/2013	1736	Manual	13,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2019	I & E Return	MM	Mary M
8/20/2018	MEAS&NOTICE	CC	Chris C
5/18/2016	I & E Return	MM	Mary M
6/16/2014	External Ins	PC	PHIL C
1/30/2014	Info Fm Prmt	EMK	Ellen K
5/14/2009	Measured	372	PATRIOT
9/23/1999	Mailer Sent	243	PATRIOT
9/23/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5384		Sq. Ft.	Site		0	80.	0.97	1			Med. Tr	-10					418,695						418,700	

Total AC/HA:	0.12360	Total SF/SM:	5384	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON	Total:	418,695	Spl Credit		Total:	418,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	3 - 3 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.88696682
Const Adj.:	0.97990203
Adj $ / SQ:	121.680
Other Features:	193000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	798614
Depreciation:	148542
Depreciated Total:	650072

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	6	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
2	3	1	
Totals			
4	16	6	

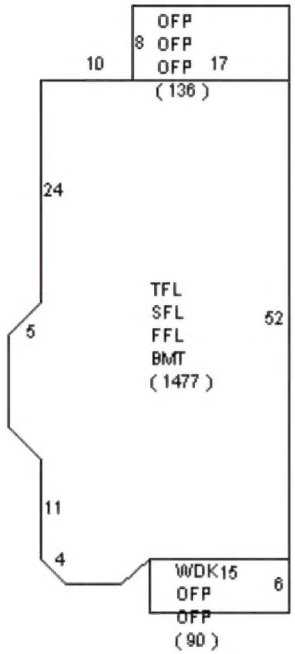
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
82	023.0-0001-0011.0		5/15/1998	264,000
82	004.0-0003-0008.0		9/17/1998	105,711
78	003.0-0004-0009.0		2/20/1998	263,575
76	127.0-0005-0002.0		7/30/1998	260,000

WtAv$/SQ:		AvRate:	79.5	Ind.Val	254611.7987

Juris. Factor:		Before Depr:	121.68
Special Features:	0	Val/Su Net:	98.71
Final Total:	650100	Val/Su SzAd	146.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,477	36.500	53,916
FFL	First Floor	1,477	121.680	179,721
SFL	Second Floor	1,477	121.680	179,721
TFL	Third Floor	1,477	121.680	179,721
OFP	Open Porch	588	18.920	11,124
WDK	Deck	90	15.680	1,411

Net Sketched Area:	6,586	Total:	605,614

Size Ad	4431	Gross Area	6586	FinArea	4431

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	28X19	A	AV	1925	19.70	T	40	111			6,300			6,300

More:	N	Total Yard Items:	6,300	Total Special Featues:		Total:	6,300

IMAGE

AssessPro Patriot Properties, Inc